

Kerry Partridge

From: Todd Cagnoni
Sent: Tuesday, February 14, 2017 6:22 PM
To: Thomas McNamara- Personal Email
Subject: RE: Gorman
Attachments: 2015-168-O [Second Amendment to Development Agreement Gorman Amerock Building - 416 S. Main Street].pdf; 2014-059-O [Redevelopment Agmt. - Gorman & Company - Amerock (Ziock) Building, 416 South Main St].pdf

Tom,

DA's as requested. I will ask Chas to pull the minutes.

Todd

Todd M. Cagnoni, AICP | Director | Community and Economic Development Department | City of Rockford
425 E. State Street | Rockford, IL 61104 | phone: 779.348.7424 | fax: 815.967. 4243 | email:
todd.cagnoni@rockfordil.gov

The opinions expressed here are my own and do not necessarily represent those of the City of Rockford, IL.

From: Thomas McNamara [mailto:tmcnamara6@gmail.com]
Sent: Tuesday, February 14, 2017 3:47 PM
To: Todd Cagnoni
Subject: Gorman

Todd,

Can you please email me the initial DA that was passed for Gorman - along with the meeting minutes.

Can you then send me the 2nd DA passed by Gorman along with the meeting minutes?

Thank you,

Tom

Kerry Partridge

From: Anthony Ditullio <ditullios@sbcglobal.net>
Sent: Monday, March 20, 2017 3:16 PM
To: Joseph Chiarelli; Jamie Getchius; Franklin Beach; Ann Thompson - Kelly; Jeanne Oddo; John Beck; Thomas McNamara; Linda McNeely; Venita Hervey; Karen Elyea; Teena Newburg; Kevin Frost; Tim Durkee; Pam Connell
Subject: OPPOSED. Gorman & Company is the REAL winner again. THINK ABOUT IT?

Alderman,

The City of Rockford should NOT be financing an out of state developer! This deal is not our best use of city funds and I oppose the use of Rockford's finances.

Multifaceted financial components send out a red flag that the projects risks can only be minimized with multilayer investments. If the reported "Once in a lifetime - Nothing to loose" opportunity were to be such a sure thing don't you think private business would be fighting each other to be first in line to own this project? Take away the the City money and the deal is dead!

I (as well as many unheard residents of Rockford) strongly oppose the financial commitment being considered between the City of Rockford and Gorman & Company. Your council vote of opposition should be reflective of the majority of local tax payers. While many of us strongly support a healthy downtown I do not support Rockford spending 20 million dollars on the hotel deal as well as competing against local private business's and citizens dedicated to a lifetime in the Rockford region. This new type of a local government partnership with private business developers will likely end up a future liability thus denying numerous opportunities for local projects for years to come. I realize the ends to the means - but let's keep the local money local!

The realization for the risk of a vacant conference center and hotel along with millions of local dollars would be unrecoverable for decades to come. Please mandate that the developer obtain his own financing.

Thank you,

Anthony Di Tullio

Sent from Yahoo Mail for iPad

Kerry Partridge

From: Todd Cagnoni
Sent: Tuesday, March 21, 2017 10:39 AM
To: Thomas McNamara- Personal Email
Subject: Gorman - small and disadvantaged contractors

Tom,

Per our discussion and my communication with Mr. Gorman, Mr. Gorman "would enter into an agreement to reach out to small and disadvantaged contractors to be included in the construction process." That effort would be in addition to their pledge to source products locally for the hotel.

Todd

Todd M. Cagnoni, AICP | Director | Community and Economic Development Department | City of Rockford
425 E. State Street | Rockford, IL 61104 | phone: 779.348.7424 | fax: 815.967. 4243 | email:
todd.cagnoni@rockfordil.gov

The opinions expressed here are my own and do not necessarily represent those of the City of Rockford, IL.

Kerry Partridge

Subject: Gorman Dev Agreement - ATK
Location: 2nd flr

Start: Thu 3/30/2017 10:00 AM
End: Thu 3/30/2017 10:40 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Todd Cagnoni
Required Attendees: Thomas McNamara- Personal Email; Thomas McNamara

Meeting with Alderman Thompson – Kelly, Ald Newberg may join.

Kerry Partridge

From: Joe Castrogiovanni <joe@giodine.com>
Sent: Sunday, April 9, 2017 5:37 PM
To: Tim Durkee; Thomas McNamara- Personal Email; Thomas McNamara; Joseph Chiarelli - Personal Email; Kevin Frost Alderman; Rob.Funderburg@bankalpine.com; Bill Roop; Bill Bremner; Bob Stroup; Gunde; Kaatz Gary; Mike Boyd; Franklin Beach - Personal Email; Einar Forsman
Subject: Re: Gorman

Tim I feel that Larry has unfairly played us and this is his fuck you good bye. It is totally wrong to use public money for a private project that will cost people in the hospitality business for years a noncompetitive edge against business owners like myself. Look what happened to Cliffbreakers when the city got involved---nothing! What none of us have seen is a comprehensive study that says this is the correct direction for downtown. This is a pipe dream for some of our elected official for a thriving downtown. What we should be doing with portion of the \$13 million is supporting our crime-fighting groups to put an end to the escalation of crime in our city. Or take that money and develop a parcel of property with incentives for new businesses that have capacities for high employment. But our city will never develop as long as we don't get a handle on crime which has taken a back row seat to the downtown Gorman project. Joe C.

Sent from my iPhone

> On Apr 9, 2017, at 5:53 PM, Tim Durkee <Tim.Durkee@rockfordil.gov> wrote:
>
> Joe,
>
> Thanks for the email- I'd did distribute the spreadsheet to aldermen a few weeks ago. I met with Brent Johnson to review costs. I'm in a crash course on hotel development right now. I agree with the overall point- that preserving the building and being forced to use all of the building is driving up the costs of this project.
>
> I spoke to that issue in planning and development a few weeks back.
>
> Hopefully, this data will help some to take pause and think this through.
>
> I still remain opposed.
>
> Best Regards
>
> Tim
>
>
> Timothy Durkee MD PhD
> Alderman First Ward
> City of Rockford
> Chairman, Planning and Development
> Office: 6861 Villagreen View
> Rockford, IL 61107
> Office phone: 779 696 1815
> Cell 815 519 6406

Kerry Partridge

From: Lisa Loudin <lmoudin@gmail.com>
Sent: Monday, April 10, 2017 8:34 AM
To: jamie.gerchius@rockfordil.gov
Cc: tim.gurkee@rockfordil.gov; Thomas McNamara; Kevin Frost; Venita Hervey; Pam Connell; Ann Thompson - Kelly; Jeanne Oddo; Teena Newburg; Joseph Chiarelli; Franklin Beach; Karen Elyea; John Beck; Linda McNeely
Subject: URGENT! Support Amerock/Gorman Center

Dear Alderman,

As a tax payer and long-time resident of Rockford I am in full support of the new hotel at the Amerock site.

The metamorphosis of downtown Rockford is unprecedented and we need to continue to take advantage of our beautiful river views and downtown resources. I am a frequent patron to the businesses in downtown Rockford as well as my friends and family. I am so proud of all retail and restaurant establishments that are unique to Rockford.

Please do not squelch this opportunity to continue to grow our downtown with this project. We count on you to negotiate a fiscally responsible project on our behalf. Do not delay. Thank you.

Sincerely,

Lisa Loudin
2129 Guilford Rd.
Rockford, IL 61107

"If you want to view paradise, simply look around and view it" - Willy Wonka

"If you want to view paradise, simply look around and view it" - Willy Wonka

Kerry Partridge

From: Larry Morrissey
Sent: Tuesday, April 11, 2017 11:41 AM
To: Tim Durkee
Cc: Thomas McNamara
Subject: Re: Gorman

Thanks Tim!

And I'll definitely take you up on that Irish Whiskey!

Cheer to you and your family!

Larry

Mayor Lawrence J. Morrissey
425 E. State Street
Rockford, Illinois 61104
779.348.7150 (work)

> On Apr 11, 2017, at 11:15 AM, Tim Durkee <Tim.Durkee@rockfordil.gov> wrote:

>

> Tom, Larry,

>

> Congratulations on your efforts and leadership on getting the Gorman project approved. It seemed that 90% of the work was done in the past two weeks, but it was an achievement to get it approved.

>

> My daughter and I were following Jeff Kolkey's "play by play" "tweets" last night.

>

> I will still admit that, for the reasons that I stated in committee, I am not a fan of the current proposal and will have significant chest pain over the next year or so minor chest pain for the next 5 years.

>

> However, I have always (Tom, Larry will tell you this) believed that one does not trash our city. The council has made its final decision and now it is time to insure that it is the best downtown center that we can achieve. There will be those who will now try to undermine this project, that I cannot abide. This is one of those times that I hope that I am wrong in my assessment and 5 years from now, you can tell me, "we told you so" I'll buy the Irish whiskey.

>

> My hope is that we will now see other developers having a fresh, increased interest downtown. Although I was opposed, I have to believe outside observers were using this as a litmus test. Perhaps we will see some folks stepping up soon to complete more of the people infrastructure such as a pharmacy, urban grocer, etc.

>

> Cheers,

>

> Tim

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Kerry Partridge

From: Anthony Ditullio <ditullios@sbcglobal.net>
Sent: Tuesday, April 11, 2017 8:35 PM
To: Joseph Chiarelli; Jamie Getchius; Franklin Beach; Ann Thompson - Kelly; Jeanne Oddo; John Beck; Thomas McNamara; Linda McNeely; Venita Hervey; Karen Elyea; Teena Newburg; Kevin Frost; Tim Durkee; Pam Connell
Subject: THE DECISION YOU MADE FOR THE CONSTITUENTS OF ROCKFORD. Re: OPPOSED. Gorman & Company is the REAL winner again. THINK ABOUT IT?

Alderman FROST, BEACH, HERVEY, CHIARELLI, NEWBURG and CONNELL,
Thank you for voting responsibly.
You respected the voice of the majority.
You acted in the best interest of the city.
You acted responsibly as you were elected to do.
You are much wiser leaders than your counterparts.

Alderman GETCHIUS, McNAMARA, THOMPSON-KELLY, ODDO, ELYEA, BECK and McNNEELY,
SHAME ON YOU for approving the hotel financing.
It is the "STATIST" thinking you portray "that you know better than us" that disqualifies you from representing the true voices of your constituents.
To quote the narrative that "the risks outweigh the negatives" is absolutely true when the money is NOT yours.
Had you have had to be personally accountable for the financing of the taxpayers money your vote would surely have been NO.

Now we are committed and forced to finance - with our public taxes - Gary Gorman, an out of state private developer, with the risk of potential project overruns, along with other unforeseen problems that we'll be tied to for the span of the project. What a deal!

Thank you,

Anthony Di Tullio

Sent from Yahoo Mail for iPad

On Monday, March 20, 2017, 3:15 PM, Anthony Ditullio <ditullios@sbcglobal.net> wrote:

Alderman,

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Thank you,

Anthony Di Tullio

Sent from Yahoo Mail for iPad

Kerry Partridge

From: Tim Durkee
Sent: Friday, April 14, 2017 12:17 AM
To: Thomas McNamara
Subject: Re: Gorman

Tom,

I agree that we may see a few things differently, but I bet our vision for the city is the same. We have got some inertia, especially with the SwedishAmerican announcement.

Hopefully, this, at some point, may be self-sustaining.

Best Regards

Tim

> On Apr 13, 2017, at 7:53 AM, Thomas McNamara <Thomas.McNamara@rockfordil.gov> wrote:

>

> Thank you Tim - I look forward to working with you over the next four years. There will be a few projects we disagree on but I have a feeling most of the projects we will agree on.

>

> Tom

>

> Tom McNamara

> C) 815.262.6734

>

>> On Apr 11, 2017, at 11:15 AM, Tim Durkee <Tim.Durkee@rockfordil.gov> wrote:

>>

>> Tom, Larry,

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>> Congratulations on your efforts and leadership on getting the Gorman project approved. It seemed that 90% of the work was done in the past two weeks, but it was an achievement to get it approved.

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>> My daughter and I were following Jeff Kolkey's "play by play" "tweets" last night.

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>> I will still admit that, for the reasons that I stated in committee, I am not a fan of the current proposal and will have significant chest pain over the next year or so minor chest pain for the next 5 years.

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>> However, I have always (Tom, Larry will tell you this) believed that one does not trash our city. The council has made its final decision and now it is time to insure that it is the best downtown center that we can achieve. There will be those who will now try to undermine this project, that I cannot abide. This is one of those times that I hope that I am wrong in my assessment and 5 years from now, you can tell me, "we told you so" I'll buy the Irish whiskey.

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>> My hope is that we will now see other developers having a fresh, increased interest downtown. Although I was opposed, I have to believe outside observers were using this as a litmus test. Perhaps we will see some folks stepping up soon to complete more of the people infrastructure such as a pharmacy, urban grocer, etc.

>>

>> Cheers,
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>> Tim
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Kerry Partridge

From: Thomas McNamara- Personal Email
Sent: Tuesday, February 14, 2017 3:47 PM
To: Todd Cagnoni
Subject: Gorman

Todd,

Can you please email me the initial DA that was passed for Gorman - along with the meeting minutes.

Can you then send me the 2nd DA passed by Gorman along with the meeting minutes?

Thank you,

Tom

Kerry Partridge

Subject: Meeting Forward Notification: Gorman Dev Agreement - ATK
Location: 2nd flr

Start: Thu 3/30/2017 10:00 AM
End: Thu 3/30/2017 10:40 AM

Recurrence: (none)

Organizer: Thomas McNamara

Your meeting was forwarded

[Thomas McNamara](#) has forwarded your meeting request to additional recipients.

Meeting

Gorman Dev Agreement - ATK

Meeting Time

Thursday, March 30, 2017 10:00 AM-10:40 AM.

Recipients

info@mcnamaraformayor.com

All times listed are in the following time zone: (UTC-06:00) Central Time (US & Canada)

Sent by Microsoft Exchange Server 2010

Kerry Partridge

From: Thomas McNamara
Sent: Monday, April 10, 2017 10:33 AM
To: Lisa Loudin
Subject: Re: URGENT! Support Amerock/Gorman Center

Thank you Lisa- I do support the project.
Thank you,
Tom

Tom McNamara
C) 815.262.6734

> On Apr 10, 2017, at 8:34 AM, Lisa Loudin <lmloudin@gmail.com> wrote:
>
> Dear Alderman,
>
> As a tax payer and long-time resident of Rockford I am in full support of the new hotel at the Amerock site.
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> The metamorphosis of downtown Rockford is unprecedented and we need to continue to take advantage of our beautiful river views and downtown resources. I am a frequent patron to the businesses in downtown Rockford as well are my friends and family. I am so proud of all retail and restaurant establishments that are unique to Rockford.
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> Please do not squelch this opportunity to continue to grow our downtown with this project. We count on you to negotiate a fiscally responsible project on our behalf. Do not delay. Thank you.
>
> Sincerely,
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> Lisa Loudin
> 2129 Guilford Rd.
> Rockford, IL 61107
>
>
>
> "If you want to view paradise, simply look around and view it" - Willy Wonka
>
>
> "If you want to view paradise, simply look around and view it" - Willy Wonka

Kerry Partridge

From: Thomas McNamara
Sent: Thursday, April 13, 2017 6:53 AM
To: Tim Durkee
Subject: Re: Gorman

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Tom

Tom McNamara
C) 815.262.6734

> On Apr 11, 2017, at 11:15 AM, Tim Durkee <Tim.Durkee@rockfordil.gov> wrote:

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>

> Cheers,

>

> Tim

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Kerry Partridge

From: Thomas McNamara
Sent: Wednesday, February 28, 2018 5:00 PM
To: Haley Galarza
Subject: FW: TIMELY MEDIA INQUIRY: Chicago Tribune

Do we have this set?

-----Original Message-----

From: Gary Gorman [mailto:ggorman@gormanusa.com]
Sent: Wednesday, February 28, 2018 1:22 PM
To: John Groh <jgroh@gorockford.com>; Thomas McNamara <Thomas.McNamara@rockfordil.gov>; Wester Wuori <Wester.Wuori@rockfordil.gov>; Rachel Snethen <rsnethen@gormanusa.com>
Cc: Andrea Cook <acook@gorockford.com>; Kristen Paul <Kpaul@gorockford.com>; Haley Galarza <Haley.Galarza@rockfordil.gov>; Laura Narduzzi <lnarduzzi@gormanusa.com>
Subject: Re: TIMELY MEDIA INQUIRY: Chicago Tribune

I think we are set for 3-13

Sent via the Samsung Galaxy Note5, an AT&T 4G LTE smartphone

----- Original message -----

From: John Groh <jgroh@gorockford.com>
Date: 2/28/18 10:12 AM (GMT-06:00)
To: Thomas McNamara <Thomas.McNamara@Rockfordil.gov>, Gary Gorman <ggorman@gormanusa.com>, Wester Wuori <Wester.Wuori@rockfordil.gov>, Rachel Snethen <rsnethen@gormanusa.com>
Cc: Andrea Cook <acook@gorockford.com>, Kristen Paul <Kpaul@gorockford.com>, Haley Galarza <haley.galarza@rockfordil.gov>, Laura Narduzzi <lnarduzzi@gormanusa.com>
Subject: TIMELY MEDIA INQUIRY: Chicago Tribune

----- Original message -----

From: John Groh <jgroh@gorockford.com>
Date: 2/28/18 10:12 AM (GMT-06:00)
To: Thomas McNamara <Thomas.McNamara@Rockfordil.gov>, Gary Gorman <ggorman@gormanusa.com>, Wester Wuori <Wester.Wuori@rockfordil.gov>, Rachel Snethen <rsnethen@gormanusa.com>
Cc: Andrea Cook <acook@gorockford.com>, Kristen Paul <Kpaul@gorockford.com>, Haley Galarza <haley.galarza@rockfordil.gov>, Laura Narduzzi <lnarduzzi@gormanusa.com>
Subject: TIMELY MEDIA INQUIRY: Chicago Tribune

Mayor, Gary –

We have confirmed interest from the Chicago Tribune for a story about Rockford as a travel destination, with a focus on recent downtown developments and the Embassy Suites project. Kate Silver, the reporter, would like to meet/talk with both of you. She'll also take a walking tour of downtown led by RACVB.

Mayor, she'd like an in person interview if possible.

Gary, she's open to talking over the phone or in person in Rockford if at all possible. So, if we are going to do in-person with both that depends on both of you being in Rkfd and available during the time frame she's looking at. Alternatively, Gary she could talk to you over the phone and meet on-the-ground with one of your representatives. She definitely wants to take a construction tour of the site.

Kate would like to come to Rockford next Thursday or Friday, March 8 or 9, or the following week of March 12. She prefers meetings in Rkfd. between 11 and 3 p.m.

Andrea and Kristen here at RACVB are going to work with you to coordinate schedules, so I'm officially passing that fun role off to them. Andrea will be in touch with Kate Silver on scheduling and providing advance and follow-up info as needed.

A great opportunity... thank you for working with us to make it happen.
John

JOHN GROH, cdme President/CEO
Rockford Area Convention & Visitors Bureau | RACVB Charitable Foundation

From: Sierra Baldwin <sierra.baldwin@aboutdci.com>
Date: Tuesday, February 27, 2018 at 6:11 PM
To: John Groh <jgroh@gorockford.com>, Andrea Cook <acook@gorockford.com>
Cc: Sarah Reinecke <sarah.reinecke@aboutdci.com>, Susan Brake <susan.brake@aboutdci.com>
Subject: TIMELY MEDIA INQUIRIES: Chicago Tribune and Prevue Magazine

Hi John & Andrea,

We're excited to share the great news that Kate Silver, a freelance reporter for the Chicago Tribune, has secured interest from her editor for a potential story on Rockford.

Kate would like to plan a visit to explore a story surrounding the Amerock hotel project and the revitalization of downtown Rockford. Below, we've outlined more details about her initial preferences:

- * Kate would like to travel to Rockford to experience the city first-hand, take pictures, tour the Amerock building, and check out other recent developments to learn more about all that's happening in the city. She's based in Chicago, and she'd like to travel as soon as next Thursday, March 8 or Friday, March 9; or look to the week of March 12.
- * While in Rockford, Kate would like to meet Mayor McNamara for an interview, and potentially do an interview/brief walking tour around the city to learn about other developments in the city, if possible. We'd also love to set something up with John Groh, and other city leaders who can speak to Rockford's revitalization story.
- * Lastly, Kate would like to speak with Gary Gorman to hear more about the development angle, and has let us know that she'd be happy to conduct this interview by phone, if needed.

Andrea, we'd love to introduce you to Kate and have you serve as our key contact to plan her visit! Might you be available to hop on a phone call tomorrow so we can introduce the two of you and chat through logistics? Kate has let us know that she's available any time before 10:30 a.m. or after 3:00 p.m. CT. Let us know if what works well for you, and we'll lock it in on the calendar.

Thanks!
Sierra

SIERRA BALDWIN
C: 971.533.3594
O: 303.477.1432

Kerry Partridge

From: Thomas McNamara
Sent: Wednesday, March 14, 2018 4:04 PM
To: Wester Wuori; Laura Maher
Subject: RE: Embassy Suites Groundbreaking Celebration

Why don't we just add an acknowledge meant in my remarks to the FOZ

From: Wester Wuori
Sent: Tuesday, March 13, 2018 2:32 PM
To: Thomas McNamara <Thomas.McNamara@rockfordil.gov>; Laura Maher <Laura.Maher@rockfordil.gov>
Subject: RE: Embassy Suites Groundbreaking Celebration

You're the mayor. We can do anything you wish. ☺

So far, it's you, Mayor Morrissey, Gary Gorman and John Groh. If we have a yes from Kinzinger, Bustos, Duckworth or Durbin in person, we'd add them.

I think it'd be fine to have an FOZ rep speak. Your call. If Yes, do you want to ask them and see who they want?

Wester Wuori | Chief of Staff | City of Rockford
425 E. State Street | Rockford, IL 61104
Office Phone: 779.348.7328 | **Mobile:** 779.208.0061
E-Mail: wester.wuori@rockfordil.gov

From: Thomas McNamara
Sent: Tuesday, March 13, 2018 6:33 AM
To: Laura Maher <Laura.Maher@rockfordil.gov>; Wester Wuori <Wester.Wuori@rockfordil.gov>
Subject: Fwd: Embassy Suites Groundbreaking Celebration

Are we having a. Fox member speak? Should we consider it since the building would only still be standing due to their efforts and follow thru?

Tom McNamara
C) 815.262.6734

Begin forwarded message:

From: Marge Bevers <beversden@comcast.net>
Date: March 13, 2018 at 6:10:17 AM CDT
To: 'Thomas McNamara' <Thomas.McNamara@rockfordil.gov>
Cc: 'Laura Maher' <Laura.Maher@rockfordil.gov>, 'Haley Galarza' <Haley.Galarza@rockfordil.gov>
Subject: RE: Embassy Suites Groundbreaking Celebration

FOZ leaders thrilled to attend. Hope some of our 'army' can turn out to share in the celebration!

Marge Bevers

From: Thomas McNamara [<mailto:Thomas.McNamara@rockfordil.gov>]

Sent: Monday, March 12, 2018 8:58 AM

Cc: Laura Maher; Haley Galarza

Subject: Embassy Suites Groundbreaking Celebration

Good morning,

I'm excited to invite you to the groundbreaking for what will soon become the Embassy Suites Hotel & Convention Center. The attached invitation contains all of the details. I hope you'll join me!

Tom

Thomas P. McNamara

Mayor of the City of Rockford

425 E. State Street, Rockford, IL 61104

Phone: 779-348-7333 | Fax: 815-967-6952



Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Wednesday, March 28, 2018 9:29 AM
To: Todd Cagnoni; Wester Wuori; Laura Maher
Cc: Debra Powell
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Attachments: Embassy Suites Hotel and Conference Center Groundbreaking

Sender: Thomas.McNamara@rockfordil.gov
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Message-Id: <A177180CAD7B184AB122F5B18B1A954806DF651A@SV129.COR.PRI>
To: Todd.Cagnoni@rockfordil.gov
To: Wester.Wuori@rockfordil.gov
To: Laura.Maher@rockfordil.gov
Cc: Debra.Powell@rockfordil.gov

Kerry Partridge

Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Location: 431 South Main Street

Start: Tue 4/10/2018 10:00 AM
End: Tue 4/10/2018 11:00 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Thomas McNamara
Required Attendees: Todd Cagnoni; Wester Wuori; Laura Maher
Optional Attendees: Debra Powell

Current Itinerary:

10:00 a.m. Ceremony begins – Speakers in Order with Gary emceeing the event: Gary Gorman, Larry Morrissey, John Groh, Mayor McNamara (Speakers have 5 – 7 minutes for speeches)
10:30 a.m. Dirt/Shovel Pictures, Media Interviews
11:00 a.m. Guided Hard Hat Tours begin (Media will be on first tour through the building), two tour groups at a time. Food/Beverages being provided by Bella Luna Bakery.
12:00 p.m. Event ends

Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Friday, April 6, 2018 12:03 PM
To: Todd Cagnoni; Wester Wuori; Laura Maher
Cc: Debra Powell
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Attachments: Embassy Suites Hotel and Conference Center Groundbreaking

Sender: Thomas.McNamara@rockfordil.gov
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Message-Id: <A177180CAD7B184AB122F5B18B1A954806DFD3DD@SV129.COR.PRI>
To: Todd.Cagnoni@rockfordil.gov
To: Wester.Wuori@rockfordil.gov
To: Laura.Maher@rockfordil.gov
Cc: Debra.Powell@rockfordil.gov

Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Friday, April 6, 2018 12:03 PM
To: Debra Powell
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Attachments: Embassy Suites Hotel and Conference Center Groundbreaking

Sender: Thomas.McNamara@rockfordil.gov
Subject: Embassy Suites Hotel and Conference Center Groundbreaking
Message-Id: <e62e577828b748c1bf37f99e61723aa2@SV128.COR.PRI>
To: Debra.Powell@rockfordil.gov

Kerry Partridge

From: Thomas McNamara
Sent: Tuesday, May 8, 2018 3:45 PM
To: Wester Wuori
Subject: Fwd: Davis Park 2.0 taskforce
Attachments: image001.jpg; ATT00001.htm; 2018_annual_invitations_one_pager.pdf; ATT00002.htm

We should do a teaser at the soc

Tom McNamara
C) 815.262.6734

Begin forwarded message:

From: John Groh <jgroh@gorockford.com>
Date: May 8, 2018 at 3:43:31 PM CDT
To: Todd Cagnoni <todd.cagnoni@rockfordil.gov>, Thomas McNamara <Thomas.McNamara@Rockfordil.gov>, Troy Flynn <tflynn@smgrockford.com>, "Tom Walsh" <tomw.nwb@ffgbank.net>, "danjacobson@rockfordparkdistrict.org" <danjacobson@rockfordparkdistrict.org>, Tana Vettore <tvettore@gorockford.com>, Laura Narduzzi <lnarduzzi@GormanUSA.com>, "Ben Marshall" <bmarshall@gormanusa.com>, Sean Muserallo <sean.muserallo@gmail.com>, "mpr@hkrockford.com" <mpr@hkrockford.com>, "tmccall@wincoil.us" <tmccall@wincoil.us>, "rmontoyapicazo@gmail.com" <rmontoyapicazo@gmail.com>, Ashley Sarver <asarver@gwaarchitects.com>, "Josh Peigh" <josh.peigh@heartland.cc>, Angela Kay Larson <Angela.Larson@blount.com>, Joseph Chiarelli <joseph.Chiarelli@rockfordil.gov>
Cc: Haley Galarza <haley.galarza@rockfordil.gov>, Kristen Paul <Kpaul@gorockford.com>
Subject: Davis Park 2.0 taskforce

Good afternoon,

Over the past few weeks, each one of you has agreed to be part of advancing our community by working to transform Davis Park into a mixed-use, active urban gathering space. On behalf of Mayor McNamara and myself, thank you for agreeing to serve on the task force. We appreciate your willingness to be part of this important civic endeavor. Personally, I am honored the Mayor has asked me to chair this effort and could not be more excited to get down to work alongside each of you.

To that end, a few details and next steps.

1. Mayor McNamara will formally announce the formation of the task force on Wednesday, May 23 at RACVB's annual luncheon. I hope you can all attend (details attached). If the price of attending would keep you away, please let me know and we'll work with you...we'd like to have all of you in attendance, if at all possible.
2. Prior to the public announcement of the task force, the Mayor and I would like to meet with each of you for our first meeting. The purpose is simple...get to know each other and get an overview of the scope of the work ahead of us. We want to make sure we are all walking in to

this opportunity with eyes wide-open. Please watch your email inbox for a message from my executive assistant, Kristen Paul, for details on this meeting.

3. In advance of the meeting, please take a look at the documents in this Dropbox folder: <https://www.dropbox.com/sh/vts2zpj0vl1sqdq/AACLwT56-8M6bHMSy6eyeWGua?dl=0> If you cannot open dropbox folders at work due to your firewall, please let me know and we'll get you the files another way. We will have copies of these documents for you at the first meeting.

How did we get here: without going all the way back to the start, we'll start in 2014 when the City of Rockford formed a committee to determine priorities that should guide the future redevelopment of Davis Park. For a summary of this group's work and recommendations, see "DP Advisory Committee Report 2015" in dropbox. The committee then worked with the City's master planning firm Farr & Associates (<https://farrside.com>) and Conservation Design Forum (<https://www.cdfinc.com>) to further refine the priorities and establish concepts for park amenities and operations. Ultimately, a final concept was accepted by the committee after review and public input. That plan (which is included in the dropbox files) is what we as a task force will work to validate and refine as needed, further develop programming concepts/priorities and identify/secure funding to implement, etc. The ultimate goal is to move the plan to completion... through construction and handoff for operation. A big task, but one that I know we ... and others who will join us along the way ... are up for!

Again, as an immediate next step watch for an email from Kristen.

Looking forward to advancing Davis Park with all of you,
John

JOHN GROH, *cdme President/CEO*

Rockford Area Convention & Visitors Bureau | RACVB Charitable Foundation
102 North Main Street, Rockford, IL 61101
jgroh@gorockford.com | 815.489.1656 | gorockford.com

Kerry Partridge

From: Thomas McNamara
Sent: Tuesday, May 8, 2018 5:11 PM
To: Haley Galarza
Subject: Re: Talking Points Needed? FW: Davis Park 2.0 taskforce
Attachments: image001.jpg

I would love a few bullet points that John specifically wants me to address.

Tom McNamara
C) 815.262.6734

On May 8, 2018, at 4:10 PM, Haley Galarza <Haley.Galarza@rockfordil.gov> wrote:

Tom,

Do you need talking points for this?

Kind regards,

Haley Galarza

Executive Coordinator

City of Rockford Mayor's Office

425 E. State Street, Rockford, IL 61104

Phone: 779-348-7333 | Fax: 815-967-6952

<image002.png>

From: John Groh <jgroh@gorockford.com>

Sent: Tuesday, May 08, 2018 3:44 PM

To: Todd Cagnoni <Todd.Cagnoni@rockfordil.gov>; Thomas McNamara

<Thomas.McNamara@rockfordil.gov>; Troy Flynn <tflynn@smgrockford.com>; Tom Walsh

<tomw.nwb@ffgbank.net>; danjacobson@rockfordparkdistrict.org; Tana Vettore

<tvettore@gorockford.com>; Laura Narduzzi <lnarduzzi@GormanUSA.com>; Ben Marshall

<bmarshall@gormanusa.com>; Sean Muserallo <sean.muserallo@gmail.com>; mpr@hkrockford.com;

tmccall@wincoil.us; rmontoyapicazo@gmail.com; Ashley Sarver <asarver@gwaarchitects.com>; Josh

Peigh <josh.peigh@heartland.cc>; Angela Kay Larson <Angela.Larson@blount.com>; Joseph Chiarelli

<Joseph.Chiarelli@rockfordil.gov>

Cc: Haley Galarza <Haley.Galarza@rockfordil.gov>; Kristen Paul <kpaul@gorockford.com>

Subject: Davis Park 2.0 taskforce

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Looking forward to advancing Davis Park with all of you,
John

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Rockford Area Convention & Visitors Bureau | RACVB Charitable Foundation

102 North Main Street, Rockford, IL 61101

jgroh@gorockford.com | 815.489.1656 | gorockford.com

think
big

RACVB Annual Luncheon

May 23 @ Cliffbreakers

click for tickets

<2018_annual_invitations_one_pager.pdf>

Kerry Partridge

From: Thomas McNamara
Sent: Wednesday, May 9, 2018 8:43 AM
To: Haley Galarza
Subject: FW: Davis Park 2.0 taskforce

From: Kristen Paul [mailto:Kpaul@gorockford.com]
Sent: Wednesday, May 9, 2018 8:40 AM
To: John Groh <jgroh@gorockford.com>; Todd Cagnoni <Todd.Cagnoni@rockfordil.gov>; Thomas McNamara <Thomas.McNamara@rockfordil.gov>; Troy Flynn <tfflynn@smgrockford.com>; Tom Walsh <tomw.nwb@ffgbank.net>; danjacobson@rockfordparkdistrict.org; Tana Vettore <tvetto@gorockford.com>; Laura Narduzzi <lnarduzzi@GormanUSA.com>; Ben Marshall <bmarshall@gormanusa.com>; Sean Muserallo <sean.muserallo@gmail.com>; mpr@hkrockford.com; tmccall@wincoil.us; rmontoyapicazo@gmail.com; Ashley Sarver <asarver@gwaarchitects.com>; Josh Peigh <josh.peigh@heartland.cc>; Angela Kay Larson <Angela.Larson@blount.com>; Joseph Chiarelli <Joseph.Chiarelli@rockfordil.gov>; Linda McNeely <Linda.McNeely@rockfordil.gov>
Cc: Haley Galarza <Haley.Galarza@rockfordil.gov>
Subject: RE: Davis Park 2.0 taskforce

Good Afternoon,

Please complete the Doodle poll with your availability. We will select the date/time that is available for the most people.

<https://doodle.com/poll/8zmikcuwkh9cr6e>

Thanks!

Kristen

KRISTEN PAUL Executive Assistant | Rockford Area Convention & Visitors Bureau
102 North Main Street, Rockford, IL 61101
kpaul@gorockford.com | 815.489.1673 | gorockford.com

think
big

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[click for tickets](#)

From: John Groh
Sent: Tuesday, May 08, 2018 3:44 PM
To: Todd Cagnoni <todd.cagnoni@rockfordil.gov>; Thomas McNamara <Thomas.McNamara@Rockfordil.gov>; Troy Flynn <tfflynn@smgrockford.com>; Tom Walsh <tomw.nwb@ffgbank.net>; danjacobson@rockfordparkdistrict.org; Tana Vettore <tvetto@gorockford.com>; Laura Narduzzi <lnarduzzi@GormanUSA.com>; Ben Marshall <bmarshall@gormanusa.com>; Sean Muserallo <sean.muserallo@gmail.com>; mpr@hkrockford.com; tmccall@wincoil.us; rmontoyapicazo@gmail.com; Ashley Sarver <asarver@gwaarchitects.com>; Josh Peigh

<josh.peigh@heartland.cc>; Angela Kay Larson <Angela.Larson@blount.com>; Joseph Chiarelli <joseph.Chiarelli@rockfordil.gov>
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think
big

RACVB Annual Luncheon
May 23 @ Cliffbreakers

[click for tickets](#)

Kerry Partridge

From: Thomas McNamara
Sent: Thursday, May 31, 2018 1:27 PM
To: Haley Galarza
Subject: FW: Davis Park Taskforce Meeting
Attachments: Davis Park Task Force Contact List.docx

Importance: High

From: Kristen Paul [mailto:Kpaul@gorockford.com]

Sent: Thursday, May 31, 2018 10:06 AM

To: Thomas McNamara <Thomas.McNamara@rockfordil.gov>; John Groh <jgroh@gorockford.com>; Todd Cagnoni <Todd.Cagnoni@rockfordil.gov>; Joseph Chiarelli <Joseph.Chiarelli@rockfordil.gov>; Troy Flynn <tflynn@smgrockford.com>; Jennifer Furst <jennifer.furst@furststaff.com>; Dan Jacobson <DanJacobson@rockfordparkdistrict.org>; Angela Larson <AngelaLarson@WoodsEquipment.com>; Tom Lind <TomLind@rockfordparkdistrict.org>; Ben Marshall <bmarshall@gormanusa.com>; Tiana McCall <tmccall@wincoil.us>; Linda McNeely <Linda.McNeely@rockfordil.gov>; Ricardo Montoya-Picazo <rmontoyapicazo@gmail.com>; Sean M <sean.muserallo@gmail.com>; Laura Narduzzi <lnarduzzi@GormanUSA.com>; Josh Peigh <josh.peigh@heartland.cc>; Jim Pirages <jpirages@hinshawlaw.com>; Ashley Sarver <asarver@gwaarchitects.com>; Tana Vettore <tvettore@gorockford.com>; Tom Walsh <tomw.nwb@ffgbank.net>

Subject: Davis Park Taskforce Meeting

Importance: High

Good Morning,

Please complete the doodle below for the next Davis Park Taskforce meeting. We would like to finalize the date/time this week to ensure availability does not change so please complete the survey as soon as you can.

This meeting will include an overview from past designers, how the hotel and conference center will integrate into the space and a tour of David Park and the hotel (please wear closed toe shoes).

<https://doodle.com/poll/aeqnpawri56fwf4r>

Also, a reoccurring meeting request will be sent for Wednesdays at 3PM occurring every three weeks, starting June 27. This is the time that worked best for the group, and we hope that having it reoccurring will help with scheduling.

Finally, an updated contact form is attached. Please let me know if you have any additional changes. I will print/punch for everyone to add to their binders before the next meeting.

Thanks!

Kristen

KRISTEN PAUL Executive Assistant | Rockford Area Convention & Visitors Bureau
102 North Main Street, Rockford, IL 61101
kpaul@gorockford.com | 815.489.1673 | gorockford.com

Davis Park Task Force

5/24/18

Todd Cagnoni City Administrator City of Rockford 425 E. State Street Rockford, IL. 61104 (779) 348-7327 Office Todd.Cagnoni@rockfordil.gov	Joe Chiarelli 14 th Ward Alderman City of Rockford 425 E. State Street Rockford, IL. 61104 (815) 721-2014 Cell joseph.Chiarelli@rockfordil.gov	Troy Flynn General Manager RAVE/BMO Harris Bank Center 300 Elm St. Rockford, IL 61101 (815) 968-5600 Office tflynn@smgrockford.com	Jennifer Furst President FurstStaffing 2580 Charles St. Rockford, IL 61108 (815) 229-7810 Office jennifer.furst@furststaff.com
Chair John Groh President/CEO Rockford Area Convention & Visitors Bureau 102 N. Main St. Rockford, IL 61101 (815) 489-1656 Office (815) 298-5278 Cell jgroh@gorockford.com	Dan Jacobson Superintendent of Operations Rockford Park District 401 S. Main Street, Ste. 110 Rockford, IL 61101 (815) 987-8893 Office DanJacobson@rockfordparkdistrict.org	Angela Larson Director, Marketing and Communications Woods Equipment Company 2606 South Illinois Route 2 Oregon, Illinois 61061 (815) 732-9244 Office AngelaLarson@WoodsEquipment.com	Tom Lind Landscape Architect Project Manager Rockford Park District 401 S. Main Street, Ste. 110 Rockford, IL 61101 (815) 987-1649 Office tomlind@rockfordparkdistrict.org
Ben Marshall Director of Architecture Gorman & Company, LLC 200 N. Main St. Oregon, WI 53575 (608) 835-5534 Office bmarshall@gormanusa.com	Tiana McCall Winnebago County Clerk Winnebago County 404 Elm Street Rockford, IL 61101 (815) 319-4271 Office Tianamccall5@gmail.com	Thomas McNamara Mayor City of Rockford 425 E. State Street Rockford, IL. 61104 (779) 348-7300 Office Thomas.McNamara@Rockfordil.gov Assistant: Haley Galarza Haley.galarza@rockfordil.gov	Linda McNeely 13 th Ward Alderman City of Rockford 425 E. State Street Rockford, IL. 61104 Office linda.mcneely@rockfordil.gov
Ricardo Montoya-Picazo Congresswoman Cheri Bustos 119 N. Church St. Suite 101 Rockford, IL 61101 Office rmontoyapicazo@gmail.com Ricardo.montoya-picazo@mail.house.gov	Sean Muserallo President River District Board 102 N. Main St. Rockford, IL 61101 (864) 631-8546 Cell president@riverdistrict.com	Laura Narduzzi Gorman & Company, LLC 200 N. Main St. Oregon, WI 53575 (608) 835-6334 Office (262) 210-2117 Cell lnarduzzi@GormanUSA.com	Josh Peigh Lead Pastor Heartland Community Church 1280 S. Alpine Rd. Rockford, IL 61108 (815) 209-7055 Office josh.peigh@heartland.cc
Maryjo Pirages Reynolds Attorney at Law HolmstromKennedyPC 800 North Church Street Rockford, IL 61105 (815) 962-7071 Office (815) 494-9026 Cell mpr@hkrockford.com	Ashley Sarver Urban Planner Gary W Anderson Architects 200 Prairie Street Rockford, IL 61107 (815) 963-1900 Office asarver@gwaarchitects.com	Tana Vettore Director of Destination Development Rockford Area Convention & Visitors Bureau 102 N. Main St. Rockford, IL 61101 (815) 489-1650 Office (815) 623-3772 Cell tvettore@gorockford.com	Tom Walsh President & CEO RAVE/Northwest Bank 3106 N. Rockton Ave. Rockford, IL 61103 (815) 489-1937 Office twalsh@nwbrockford.com

Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Tuesday, September 4, 2018 9:18 AM
To: Laura Maher
Subject: Embassy Suites Update/Tour with Gary Gorman and Media
Attachments: Embassy Suites Update/Tour with Gary Gorman and Media

Sender: Thomas.McNamara@rockfordil.gov
Subject: Embassy Suites Update/Tour with Gary Gorman and Media
Message-Id: <052f4f5646c54252aa7e7feced0b969b@rockfordil.gov>
To: Laura.Maher@rockfordil.gov

Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Tuesday, September 4, 2018 11:13 AM
To: Wester Wuori
Subject: FW: Embassy Suites Update/Tour with Gary Gorman and Media
Attachments: FW: Embassy Suites Update/Tour with Gary Gorman and Media

Sender: Laura.Maher@rockfordil.gov
On-Behalf-Of: Thomas.McNamara@rockfordil.gov
Subject: FW: Embassy Suites Update/Tour with Gary Gorman and Media
Message-Id: <3703b5ce744443f097883cdd11a8d3c2@rockfordil.gov>
To: Wester.Wuori@rockfordil.gov

Kerry Partridge

From: Microsoft Outlook on behalf of Thomas McNamara
Sent: Thursday, April 25, 2019 2:48 PM
To: Haley Galarza
Subject: FW: Embassy Suites by Hilton Rockford Riverfront
Attachments: FW: Embassy Suites by Hilton Rockford Riverfront

Sender: Thomas.McNamara@rockfordil.gov
Subject: FW: Embassy Suites by Hilton Rockford Riverfront
Message-Id: <cf7e8d8430ff4c26a8d1cac396889d1f@rockfordil.gov>
To: Haley.Galarza@rockfordil.gov

Kerry Partridge

From: Thomas McNamara
Sent: Thursday, April 25, 2019 2:48 PM
To: 'Steve Morgan'
Subject: RE: Embassy Suites by Hilton Rockford Riverfront

Steve,

It was good to meet you and great to see the wonderful progress you all are making!
Tom

From: Steve Morgan [mailto:smorgan@gormanusa.com]
Sent: Thursday, April 25, 2019 10:52 AM
To: Thomas McNamara <Thomas.McNamara@rockfordil.gov>
Subject: Embassy Suites by Hilton Rockford Riverfront

Mayor McNamara,

It was very nice to have met you yesterday at the Embassy Suites by Hilton Rockford Riverfront – thank you for being there to see the progress we are making on behalf of the hotel as we are very excited to be bringing this beautiful hotel to downtown Rockford!

Thank you also for all that you are doing to make Rockford a better place to live, visit, work and enjoy!

Attached is my contact information should you need to reach me or should you want to set up additional tours as we move forward.

I have also attached our hotel and meeting information for your reference.

Thank you very much,

Steve Morgan
Regional Director of Sales and Marketing
200 N. Main Street
Oregon, WI 53575
Ph 414.840.8559

